



Hall Mews, Clifford Road, Boston Spa, LS23 6DT
Price (Offers in Excess Of) £300,000

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COMMERCIAL BUILDING OVER 2 FLOORS WITH DEDICATED PARKING

Description

A rare opportunity to purchase an excellent commercial building over 2 floors located just a stones throw away from the centre of Boston Spa and the various amenities offered.

The premises forms part of Hall Mews, a stone development of predominantly commercial units but with some residential buildings nearby.

The property itself has been excellently fitted out as offices having been owner occupied for a number of years. The ground floor includes two large open floor offices, as well as an entrance lobby, WC and kitchenette. The first floor offers a further two offices with Velux windows and a further WC.

Further benefits include external parking for up to 5 cars as well as plenty of nearby street parking.

The property is in good condition throughout and would suit a variety of different business types.





Location

Boston Spa is a predominantly stone built village with many Georgian properties, situated some 1 1/2 miles east of the A1 on the southern bank of the River Wharfe. The village has a range of amenities only a short walk from the subject premises to include, convenience stores, restaurant's, café's, public houses as well as a local park. The market town of Wetherby is some 3 miles away and commuting links are good being almost equidistant to Leeds, York and Harrogate.

Tenure

Freehold. The property is available to purchase freehold, with vacant possession upon completion.

Services

All mains services are connected to the property.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Legal Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

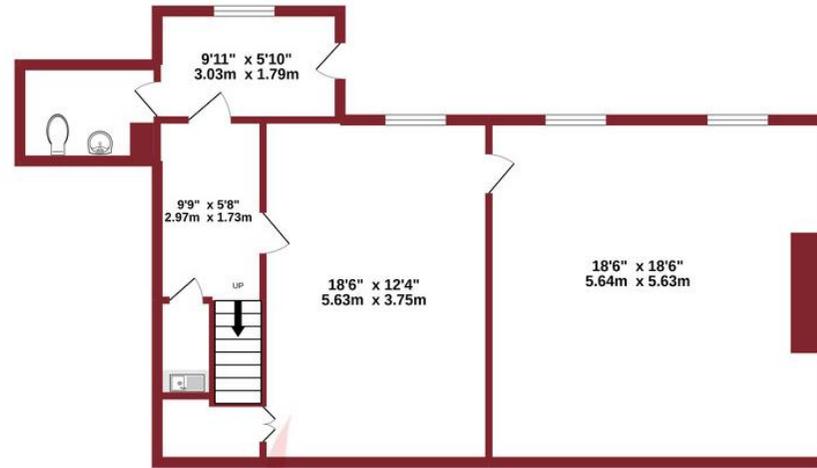
Viewing

Strictly by appointment with the agent Tel: 01423 501211.

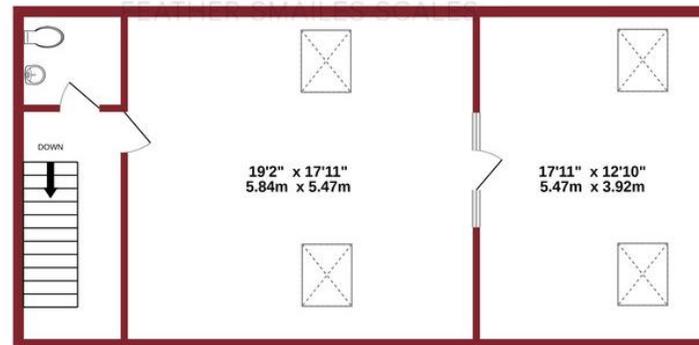




GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



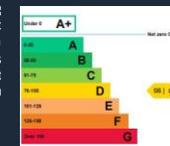
FSS
1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1436 sq.ft. (133.4 sq.m.) approx.
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01423 501211

www.fsspproperty.co.uk
commercial@fsspproperty.co.uk
8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE

